

IN RE: PETITION FOR SPECIAL EXCEPTION	* BEFORE THE
Approx. 2100' E of the c/l Mt. Zion Road,	
Approx. 2100' S of its intersection with	* DEPUTY ZONING COMMISSIONER
Freeland Road (20913 Mt. Zion Road)	
6 th Election District	* OF BALTIMORE COUNTY
3 rd Councilmanic District	
	* Case No. 99-248-X
James B. McCann, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, James B. and Sandra R. McCann. The Petitioners request a special exception to allow an animal boarding facility and riding stable on the subject property, located in an R.C.2 zone, pursuant to Sections 1A01.2.C.2 and 1A01.2.C.21 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were James McCann, property owner, and William P. Monk, Planning and Zoning Consultant, who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 20.30 acres, more or less, zoned R.C.2, and is improved with a two-story single family dwelling, detached garage, and a one-story stable containing 12 stalls. Mr. & Mrs. McCann have operated a horse boarding and riding stable on the subject property for the past 10 years. They currently board nine (9) horses, two of which belong to the Petitioners. The other seven (7) horses belong to individuals who pay to have their horses boarded at the subject location. In

ORDER RECEIVED FOR FILING

Date 2/9/99

By [Signature]

conjunction with the boarding of horses, the Petitioners provide three pasture areas for grazing, noted on the site plan as Pastures 1, 2 and 3. In addition, there is a large wooded area to the rear of the subject property and trails are provided for owners of the boarded horses to ride. Also, the North Central Railroad Hike n' Bike Trail traverses the Petitioners' property and is open for horseback riding. Thus, the property offers a very large area for exercise and recreational purposes, considering the added benefit of the use of the Hike n' Bike Trail. Mr. McCann testified that he does not offer horseback riding to the general public and no member of the public is permitted access to this area. Only those individuals who keep horses on the subject property are allowed access to the premises.

Mr. McCann also testified concerning the operation of his business. Testimony indicated that Mr. McCann maintains a manure bin where the horse manure is stored and removed on a twice-yearly basis. In addition, the use of the three pastures for grazing is rotated to allow sufficient ground cover to rejuvenate.

Mr. McCann testified that he was unaware that a special exception was needed to operate a horse boarding facility on the subject property until he was advised of same by a Code Inspector. Apparently, as a result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management (DPDM) as to horse-boarding operations in general, the Code Enforcement Division is investigating all of those businesses throughout Baltimore County and requiring them to file a special exception. Thus, the Petitioners filed the instant Petition to legitimize a horse boarding facility that has existed on their property for many years.

It is clear that the B.C.Z.R. permits the use proposed in a R.C.2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the

ORDER RECEIVED FOR FILING
Date 2/2/09
By [Signature]

vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locale, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of February, 1999 that the Petition for Special Exception to allow an animal boarding facility and riding stable on the subject property, located in an R.C.2 zone, pursuant to Sections 1A01.2.C.2 and 1A01.2.C.21 of the Baltimore County Zoning Regulations

ORDER RECEIVED FOR FILING
Date 2/9/99
By [Signature]

(B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall be permitted to board up to 12 horses on their property. In the event the Petitioners wish to increase the number of horses they board, a Petition for Special Hearing must be filed to determine the appropriateness of the increase.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

February 4, 1999

Mr. & Mrs. James B. McCann
20913 Mt. Zion Road
Freeland, Maryland 21053-9504

RE: PETITION FOR SPECIAL EXCEPTION
Approx. 2100' E of the c/l Mt. Zion Road, 2100' S of Freeland Road
(20913 Mt. Zion Road)
6th Election District - 3rd Councilmanic District
James B. McCann, et ux - Petitioners
Case No. 99-248-X

Dear Mr. & Mrs. McCann:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. William B. Monk
222 Bosley Avenue, Suite B-6, Towson, Md. 21204

People's Counsel; Case File



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 20913 Mt. Zion Road

which is presently zoned R.C.2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for animal (horse) boarding in an R.C.2 zone per Section 1A01.2.C.2 and riding stable in an R.C.2 zone per Section 1A01.2.C.21.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

James B. McCann

Name - Type or Print

Signature

Sandra R. McCann

Name - Type or Print

Signature

20913 Mt. Zion Road

Address

410 343 1678

Telephone No.

Freeland,

City

MD

State

21053-9504

Zip Code

Representative to be Contacted:

William Monk, Inc.

Name

222 Bosley Avenue, Suite B-6

Address

(410) 494-8931

Telephone No.

Towson,

City

MD

State

21204

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By UCR

Date 12/16/98

Drop Off

No Review

ORDER RECEIVED FOR FILING

Case No. 99-248-X

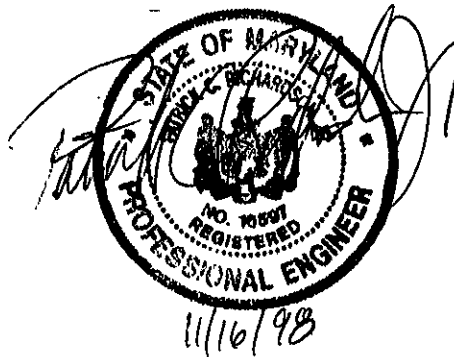
Date 12/15/98

By

**ZONING DESCRIPTION
20913 MT. ZION ROAD
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point distant 2100 feet plus or minus from Mt. Zion Road and traversing the following courses and distances; (1) South 70 degrees 28 minutes 00 seconds East 706.42 feet; (2) North 13 degrees 29 minutes 00 seconds East 2054.91 feet; (3) South 89 degrees 49 minutes 00 seconds West 266.34 feet; (4) South 04 degrees 52 minutes 00 seconds West 370.5 feet; (5) North 78 degrees 26 minutes 00 seconds West 189.0 feet; (6) South 16 degrees 13 minutes 00 seconds West 694.25 feet; (7) South 31 degrees 31 minutes 00 seconds West 895.42 feet to the place of beginning.

CONTAINING 20 and 15/100 acres of land, more or less.



99-248-X

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **063002**

DATE 12/16/98 ACCOUNT 001-6150

AMOUNT \$ 300.00 (WCR)

RECEIVED FROM: Wintree Farm

FOR: SPECIAL EXCEPTION PETITION Item #248

20913 Mt. Zion Road Case#99-248-X

Drop-Off ---- No Review

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
12/23/1998 12/23/1998 11:10:54
RLE 0503 CASHIER PMS PFW DRAGLE
5 MISCELLANEOUS CASH RECEIPT
Receipt # 070004
CT NO. 063002

300.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-248-X
20913 Mt. Zion Road
SE/S Mt. Zion Road, private
road 1220' S of centerline
Freeland Road and 2150' to
rear
6th Election District
3rd Councilmanic District
Legal Owner(s): Sandra &
James McCann

Special Exception: for an
animal (horse) boarding and
riding stable in an R.C.-2 zone.
Hearing: Monday, January
25, 1999 at 9:00 a.m. in
Room 407, County Courts
Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call (410) 887-4386.
(2) For Information concern-
ing the File and/or Hearing,
Please Call (410) 887-3391.

1/010 Jan. 7 C282498

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/7/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 1/7/, 1999.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: CASE # 99-248-X

PETITIONER/DEVELOPER:

(Sandra McCann)

DATE OF HEARING/~~CLOSING~~:

(Jan. 25, 1999)

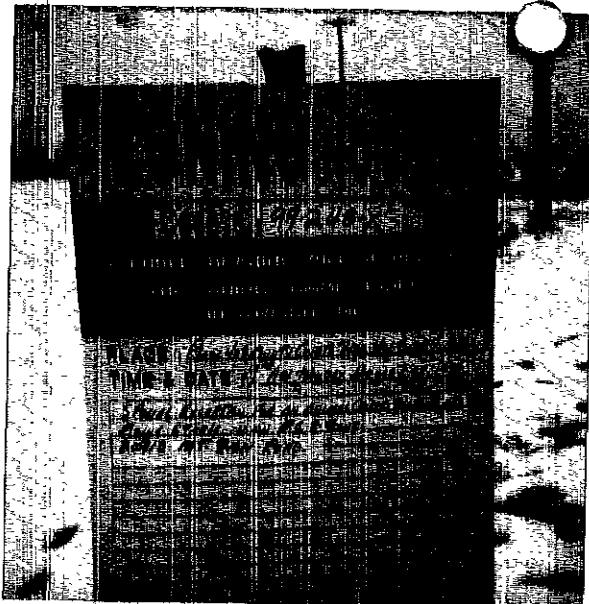
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located
20913 Mt. Zion Road Baltimore, Maryland 21053_____

The sign(s) were posted on _____ 1-9-99 _____
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
[Telephone Number]



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 23, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-248-X

20913 Mt. Zion Road

SE/S Mt. Zion Road, private road 1220' S of centerline Freeland Road and 2150' to rear
6th Election District – 3rd Councilmanic District

Legal Owner: Sandra & James McCann

Special Exception for an animal (horse) boarding and riding stable in an R.C.-2 zone.

HEARING: Monday, January 25, 1999 at 9:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Sandra & James McCann
William Monk, Inc.
Deborah Kendall, Misc. Permits & Licenses

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 10, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
January 7, 1999 Issue – Jeffersonian

Please forward billing to:

Craig Hofmann 410-377-9100
Robert T. Hofmann & Associates
6501 York Road
Baltimore, MD 21212

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-248-X

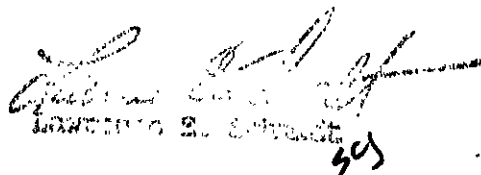
20913 Mt. Zion Road

SE/S Mt. Zion Road, private road 1220' S of centerline Freeland Road and 2150' to rear
6th Election District – 3rd Councilmanic District

Legal Owner: Sandra & James McCann

Special Exception for an animal (horse) boarding and riding stable in an R.C.-2 zone.

HEARING: Monday, January 25, 1999 at 9:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL
ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S
OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT
THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 16, 1998

William Monk, Inc.
222 Bosley Avenue
Suite B-6
Towson, MD 21204

Dear Mr. Monk:

RE: Drop-Off Petition, 20913 Mt. Zion Road, Zoning Case Number 99-248-X

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "WCR/scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-248-X

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL EXCEPTION FOR AN ANIMAL
(HORSE) BOARDING AND RIDING STABLE IN
AN R.C.-2 ZONE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: _____

Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CRAIG HOEMANN

ADDRESS: ROBERT T. HOEMANN & ASSOC. 6501 YORK RD
BALTIMORE MD 21212

PHONE NUMBER: 410-377-9100

AJ:ggs

(Revised 09/24/96)

99-248-X

RE: PETITION FOR SPECIAL EXCEPTION
20913 Mt. Zion Road, SE/S Mt. Zion Rd, Private
Road 1, 220' S of c/l Freeland Rd and 2150' to rear,
6th Election District, 3rd Councilmanic

Legal Owners: James & Sandra McCann

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-248-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of December, 1998, a copy of the foregoing Entry of Appearance was mailed to William Monk, William Monk, Inc., 222 Bosley Avenue, Suite B-6, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 20, 1999

Mr. Bill Monk
William Monk, Inc.
222 Bosley Avenue, Suite B-6
Towson, MD 21204

RE: Item No.: 248
Case No.: 99-248-X
Location: 20913 Mt. Zion Road

Dear Mr. Monk:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on December 16, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: January 11, 1999

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/yp*

SUBJECT: Zoning Item #99-248X

20913 Mt. Zion Road

Zoning Advisory Committee Meeting of December 28, 1998

----- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

----- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

----- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

----- Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).


X AP: This request raises concerns due to number of stalls for horses and the relatively small acreage of pasture land. It is typically recommended that there be 2 acres of pasture for each horse. There are only 6 acres of pasture shown on this plan for 12 stalls. Recommend either reduction in number of horses permitted, requirement for leasing more pasture or if these two alternatives are not possible then denial of request.

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: December 29, 1998

FROM:  Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for December 28, 1998
 Item Nos. 246, 247, 248, 249, 250,
 253, and 254

 The Bureau of Developer's Plans Review has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

December 31, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 28, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

246, 247, (248) 250, 251, 253, and 254

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Line
1/25

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: January 7, 1999

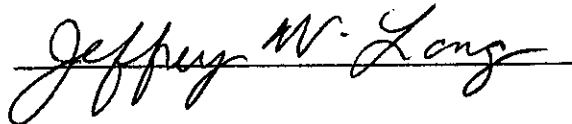
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 246, 248, and 252

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 12.28.94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 248 WCR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

P. J. Lenhart
for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824
For Information Call
410-887-3630

SANDRA MCCANN
WINTREE FARM INC
20913 MT ZION RD
FREELAND MD 21053

July 27, 1998

Dear Ms. McCann:

Thank you for submitting your application for a holding facility license. After reviewing your form, the Zoning office has denied approval, at this time, because of the following reason(s):

- ☒ A Special Exception Zoning hearing is needed.
- ☐ A Holding Facility is not allowed in this zone.
- ☐ Proof of nonconforming use is needed, indicating the date of origin of use and proof of continuous use.
- ☐ This property, cannot meet the 200 foot setback required for this use, in this zone.
- ☐ A site plan/drawing is needed, showing and the required setback to property lines in relation to the location of the facility.
- ☐ More information is needed, to continue the review process.
- ☐ Other: _____

If you have any questions regarding the above, please contact the Zoning Office at 410-887-3391.

Sincerely,

Deborah L. Kendall, Supervisor
Miscellaneous Permits & Licenses



Printed with Soybean Ink
on Recycled Paper

99-248-X

Turn
1/25

NOTES TO THE HEARING OFFICER

Case Number 99-248-X
20913 Mt. Zion Road

Parking should be established by the hearing officer. Consider:

- A. 1 space per stall; and
- B. hard paving surface should be waived.

Signs:

Per Section 450.4 (table), Class #9 – a nameplate of one square foot is allowed for each use approved by special exception.

If there are existing non-conforming signs, they should be addressed either through a special hearing to request approval of a non-conforming use or a variance to the area requirements of the allowed signage.

Applicant has been informed of these advisory comments.

These notes confirm a conversation with William Monk's office on Tuesday, January 5, 1999.

John R. Alexander
Planner II, Zoning Review
January 6, 1999

JRA:scj



Baltimore County
Department of Permits and
Development Management

1/6/99

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

410-887-3391

January 6, 1999

William Monk, Inc.
Courthouse Commons
222 Bosley Avenue, Suite B-6
Towson, MD 21204-4300

Dear Mr. Richardson:

RE: 20913 Mt. Zion Road, (Case #99-248-X). 6th Election District

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

This is to confirm our conversation on Tuesday, January 5, 1999 regarding the following comments.

Parking should be established by the Hearing Officer.
Consider:

1. 1 space per stall
2. Hard paving surface should be waived

Signs - Per Section 450.4 (table) Class #9

A namplate of one square foot is allowed for each use approved by Special Exception. If there are existing non-conforming signs, they should be addressed either through a Special Hearing to request approval of a non-conforming use, or a variance to the area requirements of the allowed signage.

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

William Monk, Inc.
January 6, 1999
Page 2

If you need further information or have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "John R. Alexander". The signature is fluid and cursive, with a large initial "J" and "A".

John R. Alexander
Planner II
Zoning Review

JRA:cjs

Enclosure (receipt)

c: Zoning Commissioner



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

May 4, 1998

Wintree Farm
Attention: Jim or Sandy McCann
20913 Mt. Zion Road
Freeland, MD 21053


Re: Animal Boarding Facilities

Ladies and gentlemen:

The purpose of this letter is to notify you that you appear to be operating an animal boarding facility in violation of the Baltimore County Code, which requires that your facility be properly licensed.

Your facility was advertised in *Equiry Magazine* (February, 1998) as a boarding facility. Title 6, Article VIII, Section 6-231 of the Baltimore County Code requires that boarding facilities be licensed as "Holding Facilities." Our records do not show that you have been issued such a license. Additionally, we have no record that you have filed an application for such. Therefore, enclosed is an application form you may use to apply for the holding facility license. Please file this application by May 18, 1998. If there are questions regarding this requirement, contact Ms. Deborah Kendall at (410) 887-3616.

Sincerely,


Eugene A. Freeman, Chief
Permits and Licenses Division

eaf/m

Enclosure

c: Miscellaneous Permits
Code Enforcement and Inspection

du # 2091



WILLIAM MONK, INC.

ENGINEERS • PLANNERS

December 11, 1998

PDM
1st Floor
111 W. Chesapeake Avenue
Towson, MD 21204

Subject: 20913 Mt. Zion Road
James and Sandra McCann Property
WMI Project No.: 98-103

Gentlemen:

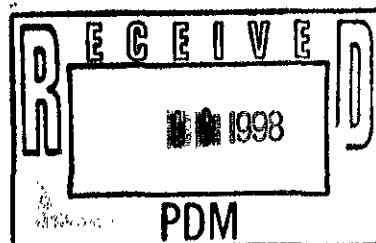
Attached please find the application forms, plats and exhibits to accompany our drop-off. There are no outstanding zoning violations for this property. This plan has been reviewed by PDM staff on two separate occasions and the comments have been incorporated on the plans herein.

Cordially,



Patrick C. Richardson, Jr. PE

Encl.



99-248-X

MARYLAND DEPARTMENT OF AGRICULTURE
STATE BOARD OF INSPECTION OF HORSE BOARDING STABLES
50 Harry Truman Parkway
Annapolis, MD 21401
(410) 841-5861

HR # 703

LIC# 071

POSTED ☒

STABLE NAME Wintree Farm

PROPRIETOR'S NAME Sandra McCann

STABLE ADDRESS 25913 Mt Zion Rd

Freeland, Md

BOARDING ☒ SALES ☐ RENTAL ☐ INSTRUCTION ☐

ANNUAL ☒
INITIAL ☒
REINSP (\$25 FEE) ☐
MONITOR ☐
COMPLAINT ☐
LIVESTOCK \$25 ☐

	YES	NO	COMMENTS & RECOMMENDATIONS
I. FACILITY			
a. Sturdy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. In Good Repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Well Ventilated/ not drafty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Adequate Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Neat & Orderly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Dry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Clean	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
h. Tools Stored Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i. Manure Accumulation Controlled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Rodents & Flies Controlled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
II. STALLS			
a. Adequate Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Bedding Sufficient	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Bedding Suitable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Cleaned Regularly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Dry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
III. FIELDS/PADDocks & OTHER AREAS			
a. Free of Hazards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Fences Sturdy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Fences in Good Repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
IV. FOOD & WATER			
a. Food Available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Food Quality Adequate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Food Sufficient	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Free of Contaminates/Mold	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Suitable Containers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Stored Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Water Available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
h. Water Quality Adequate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i. Salt Available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
V. HEALTH CARE			
a. Maintains Basic First Kit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Provides Routine Care	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Sick/Injured/Lame Attended to	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
VI. RENTAL & INSTRUCTION			
a. Rented Adequately	<input type="checkbox"/>	<input type="checkbox"/>	
b. Girths Loosened	<input type="checkbox"/>	<input type="checkbox"/>	
c. Not Tied To The Bit	<input type="checkbox"/>	<input type="checkbox"/>	
d. Protected From The Weather	<input type="checkbox"/>	<input type="checkbox"/>	
e. Fit For Use	<input type="checkbox"/>	<input type="checkbox"/>	
VII. EQUIPMENT			
a. Tack Clean	<input type="checkbox"/>	<input type="checkbox"/>	
b. Tack Sound	<input type="checkbox"/>	<input type="checkbox"/>	
c. Adjusted Properly	<input type="checkbox"/>	<input type="checkbox"/>	
d. Grooming Equipment	<input type="checkbox"/>	<input type="checkbox"/>	

Nice!

PETITIONER'S
EXHIBIT 6

APPROVED/REJECTED

INSPECTOR Beverly Raymond

REPRESENTATIVE Jan M. Co

DATE 5/21/18

DATE

MARYLAND DEPARTMENT OF AGRICULTURE
STATE BOARD OF INSPECTION OF BOARDING STABLES
50 Harry Truman Parkway
Annapolis, MD 21401
(410) 841-5861

HR # 703

LIC# 082

POSTED ✓

ANNUAL ✓
INITIAL _____
REINSP (\$25 FEE) _____
MONITOR _____
COMPLAINT _____
LIVESTOCK \$25 _____

STABLE NAME Wintree Farm

PROPRIETOR'S NAME Sandra McCann

STABLE ADDRESS 20913 Mt. Zion Road

Freeland, MD 21053

BOARDING (✓) SALES () RENTAL () INSTRUCTION ()

	YES	NO	COMMENTS & RECOMMENDATIONS
I. FACILITY			
a. Sturdy	<u>(✓)</u>	<u>()</u>	
b. In Good Repair	<u>(✓)</u>	<u>()</u>	
c. Well Ventilated/ not drafty	<u>(✓)</u>	<u>()</u>	
d. Adequate Protection	<u>(✓)</u>	<u>()</u>	
e. Neat & Orderly	<u>(✓)</u>	<u>()</u>	
f. Dry	<u>(✓)</u>	<u>()</u>	
g. Clean	<u>(✓)</u>	<u>()</u>	
h. Tools Stored Properly	<u>(✓)</u>	<u>()</u>	
i. Manure Accumulation Controlled	<u>(✓)</u>	<u>()</u>	
j. Rodents & Flies Controlled	<u>(✓)</u>	<u>()</u>	
II. STALLS			
a. Adequate Space	<u>(✓)</u>	<u>()</u>	
b. Bedding Sufficient	<u>(✓)</u>	<u>()</u>	
c. Bedding Suitable	<u>(✓)</u>	<u>()</u>	
d. Cleaned Regularly	<u>(✓)</u>	<u>()</u>	
e. Dry	<u>(✓)</u>	<u>()</u>	
III. FIELDS/PADDOCKS & OTHER AREAS			
a. Free of Hazards	<u>(✓)</u>	<u>()</u>	
b. Fences Sturdy	<u>(✓)</u>	<u>()</u>	
c. Fences in Good Repair	<u>(✓)</u>	<u>()</u>	
IV. FOOD & WATER			
a. Food Available	<u>(✓)</u>	<u>()</u>	
b. Food Quality Adequate	<u>(✓)</u>	<u>()</u>	
c. Food Sufficient	<u>(✓)</u>	<u>()</u>	
d. Free of Contaminates/Mold	<u>(✓)</u>	<u>()</u>	
e. Suitable Containers	<u>(✓)</u>	<u>()</u>	
f. Stored Properly	<u>(✓)</u>	<u>()</u>	
g. Water Available	<u>(✓)</u>	<u>()</u>	
h. Water Quality Adequate	<u>(✓)</u>	<u>()</u>	
i. Salt Available	<u>(✓)</u>	<u>()</u>	
V. HEALTH CARE			
a. Maintains Basic First Kit	<u>(✓)</u>	<u>()</u>	
b. Provides Routine Care	<u>(✓)</u>	<u>()</u>	
c. Sick/Injured/Lame Attended to	<u>(✓)</u>	<u>()</u>	
VI. RENTAL & INSTRUCTION			
a. Rested Adequately	<u>()</u>	<u>()</u>	
b. Girths Loosened	<u>()</u>	<u>()</u>	
c. Not Tied To The Bit	<u>()</u>	<u>()</u>	
d. Protected From The Weather	<u>()</u>	<u>()</u>	
e. Fit For Use	<u>()</u>	<u>()</u>	
VII. EQUIPMENT			
a. Tack Clean	<u>()</u>	<u>()</u>	
b. Tack Sound	<u>()</u>	<u>()</u>	
c. Adjusted Properly	<u>()</u>	<u>()</u>	
d. Grooming Equipment	<u>()</u>	<u>()</u>	

APPROVED/REJECTED _____

INSPECTOR Beverly Rayman

DATE 6/12/97

REPRESENTATIVE Sandra McCann

DATE _____

MARYLAND DEPARTMENT OF AGRICULTURE
STATE BOARD OF INSPECTION OF HORSE RIDING STABLES
50 Harry S Truman Parkway
Annapolis, Maryland 21401
(301)841-5861

REASON FOR INSPECTION

ANNUAL ☒

MONITOR

1ST REINSPECTION (\$25 fee)

2ND REINSPECTION (\$25 fee)

NEED TO BE LICENSED (Y) (N)

INITIAL INSPECTION

COMPLAINT

Stable Name

Proprietor's Name

Stable Address

Boarding ☒

Sales ☐

Rental ☐

Instruction ☐

Livestock Dealer (\$25 fee)

HR#

LICENSE #

POSTED (Y) ☒

(N) ☐

	Yes	No	Comments and Recommendations
I. Facility			
a. Sturdy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. In Good Repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Well Ventilated but not drafty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Adequate Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Neat & Orderly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Dry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Clean	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
h. Tools Stored Properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i. Manure Accumulation Controlled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Rodents & Flies Controlled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
II. Stalls			
a. Adequate space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Bedding Sufficient	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Bedding Suitable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Cleaned Regularly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Dry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
III. Fields/Paddocks & Other Areas			
a. Free of Dangerous Debris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Fences Sturdy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Fences in Good Repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
IV. Food & Water			
a. Food Available	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Food Quality Adequate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Food Sufficient	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Very
Nice!

- a. Free Of Contaminates/Mold (X) ()
- e. Suitable Container (X) ()
- f. Stored Properly (X) ()
- g. Water Available (X) ()
- h. Water Quality Adequate (X) ()
- i. Salt Available (X) ()

V. Health Care

- a. Maintains Basic First Aid Kit (X) ()
- b. Provides Routine Care (X) ()
- c. Sick/injured/lame attended to (X) ()

VI. Rental & Instruction

- a. Rested Adequately () ()
- b. Girths Loosened Awaiting Use () ()
- c. Tied To The Bit () ()
- d. Protected From the Weather () ()
- e. Fit for use () ()

VII. EQUIPMENT

- a. Tack Clean () ()
- b. Tack Sound () ()
- c. Adjusted Properly () ()
- d. Grooming Equipment () ()
- e. () ()

III, Vehicles

- a. Good Condition () ()
- b. Axles Greased () ()
- c. Brakes Operating () ()

APPROVED/REJECTED

INSPECTOR

DATE

REPRESENTATIVE

DATE

Beverly Raymond
John M. C...

10/15/93



MARYLAND DEPARTMENT OF AGRICULTURE
STATE BOARD OF INSPECTION OF HORSE RIDING STABLES
50 Harry S. Truman Parkway, Annapolis, Maryland 21401

No. 0054

HORSE STABLE LICENSE


Wintree Farm
Sandra McCann
20913 Mt. Zion Road
Freeland, MD 21053
HR-703 Boarding

The person named above is granted this license in accordance with the provisions of Agriculture Article, Sections 2-701 through 2-719, Annotated Code of Maryland.

POST IN A CONSPICUOUS PLACE

EXPIRES: JUNE 30, 1999

THIS LICENSE IS NON-TRANSFERABLE


Henry A. Virts, D.V.M.
Secretary of Agriculture

20015

Lawrence H. Entler
20917 Mt. Zion Road
Freeland, MD 21053

January 23, 1999

To Whom It May Concern:

I am writing this letter in concern with the Zoning notice on the property of James and Sandy McCann.

James has been my neighbor for a number of years. He has boarded horses since he has lived there. He takes excellent care of his property. He also takes excellent care of the horses he boards.

On occasion I visit James in the stables. He is always there in the morning cleaning the stalls. I always notice that the stalls are clean and dry.

The horses are well fed. I have seen the veterinarian over at the stables many times. The fences on the property are a vinyl board look, with high tension wire and always maintained.

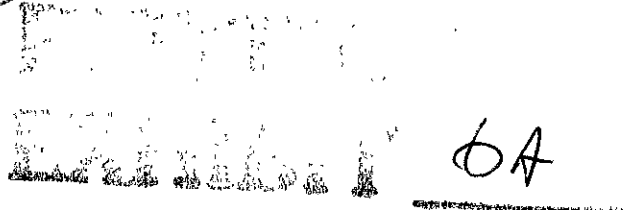
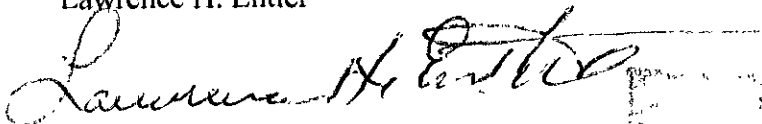
In all the years that he has lived there I have never seen any of the horses running loose on any of the neighbor's property.

James keeps his property well-taken care of. He also maintains the shared driveway.

I would like to see James and Sandy keep their boarding business as they always have.

Concerned Neighbor

Lawrence H. Entler



January 4, '99

To Whom It May Concern,

This letter is in support of Windtree Farms, located at 20913 Mt. Zion Road in Freeland Maryland. We live at 20911 Mt. Zion Road, and have for 12 1/2 years, and during that time, the McCannos have always been thoughtful, kind and responsible neighbors. We are impacted positively by the presence of their horse boarding facility and feel it is an asset to our community. We certainly feel that the McCannos business should remain as it is presently operating.

#6B
Thomas X. Pugh

Joan E. Pugh

20911 Mount Zion Rd
Freeland MD 21053

410 357-8123

NOTES TO THE HEARING OFFICER

Case Number 99-248-X
20913 Mt. Zion Road

Parking should be established by the hearing officer. Consider:

- A. 1 space per stall; and
- B. hard paving surface should be waived.

Signs:

Per Section 450.4 (table), Class #9 – a nameplate of one square foot is allowed for each use approved by special exception.

If there are existing non-conforming signs, they should be addressed either through a special hearing to request approval of a non-conforming use or a variance to the area requirements of the allowed signage.

Applicant has been informed of these advisory comments.

These notes confirm a conversation with William Monk's office on Tuesday, January 5, 1999.

John R. Alexander
Planner II, Zoning Review
January 6, 1999

JRA:scj

R. C. 2

N-147,000 N 147,000

WILLIAM MONK, INC.
ENGINEERS • PLANNERS
Courthouse Commons, B-6
222 Bosley Avenue
Towson, MD 21204-4302

- 1) South 70° 28' 00" East 706.42'
- 2) North 13° 29' 00" East 2054.91'
- 3) South 89° 49' 00" West 266.34'
- 4) South 04° 52' 00" West 370.5'
- 5) North 78° 26' 00" West 189.0'
- 6) South 16° 13' 00" West 694.25'
- 7) South 31° 31' 00" West 895.42'

R. C. 2

N-146,000 N 146,000

R. C. 2

ZONING MAP

SCALE: 1"=200'

**20913 MT. ZION ROAD
BALTIMORE CO., MD.**

ZONING
NW 37C & NW37D
SCALE
1"=200'
FILE#
98-103

E 1/2 Mt. Zion Rd.
pm. rd. 1220' S.
2150' Rear
Freelard

99.2484

3A

**WINTREE FARM
20913 MT. ZION ROAD**

**EXISTING
RESIDENCE**



**ENTRANCE
ROAD
(PRIVATE)**



3B

EXISTING ANIMAL REFUSE BIN

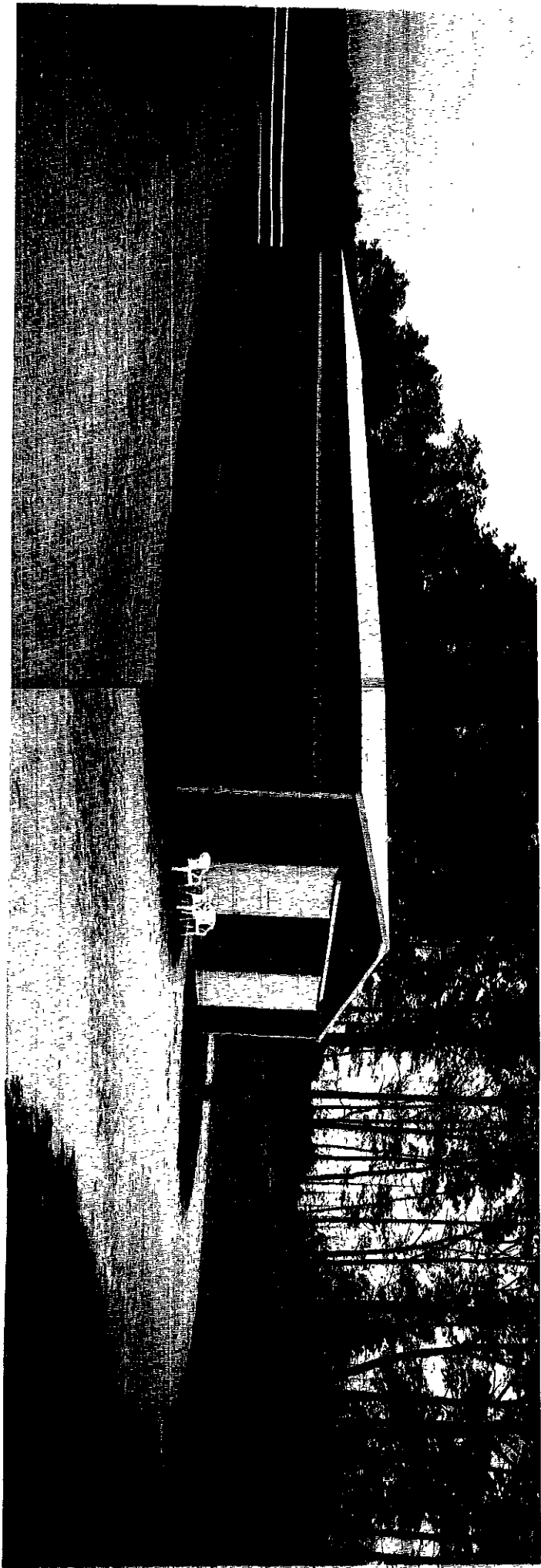


EXISTING PARKING AREA AND VEHICLE GARAGE



3C

HORSE EXERCISE AREA

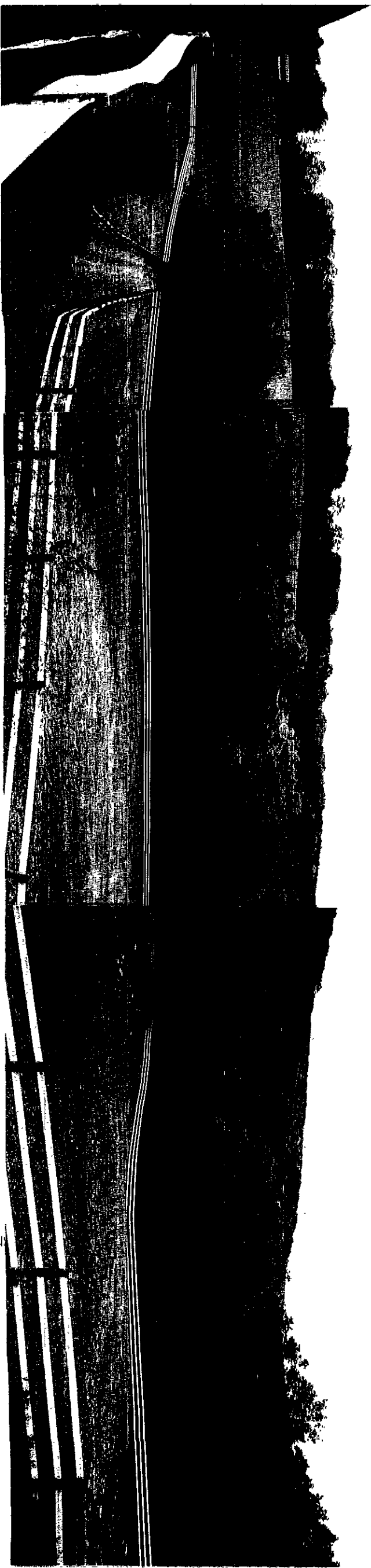


3D

3E

EXISTING TWELVE (12) STALL BARN



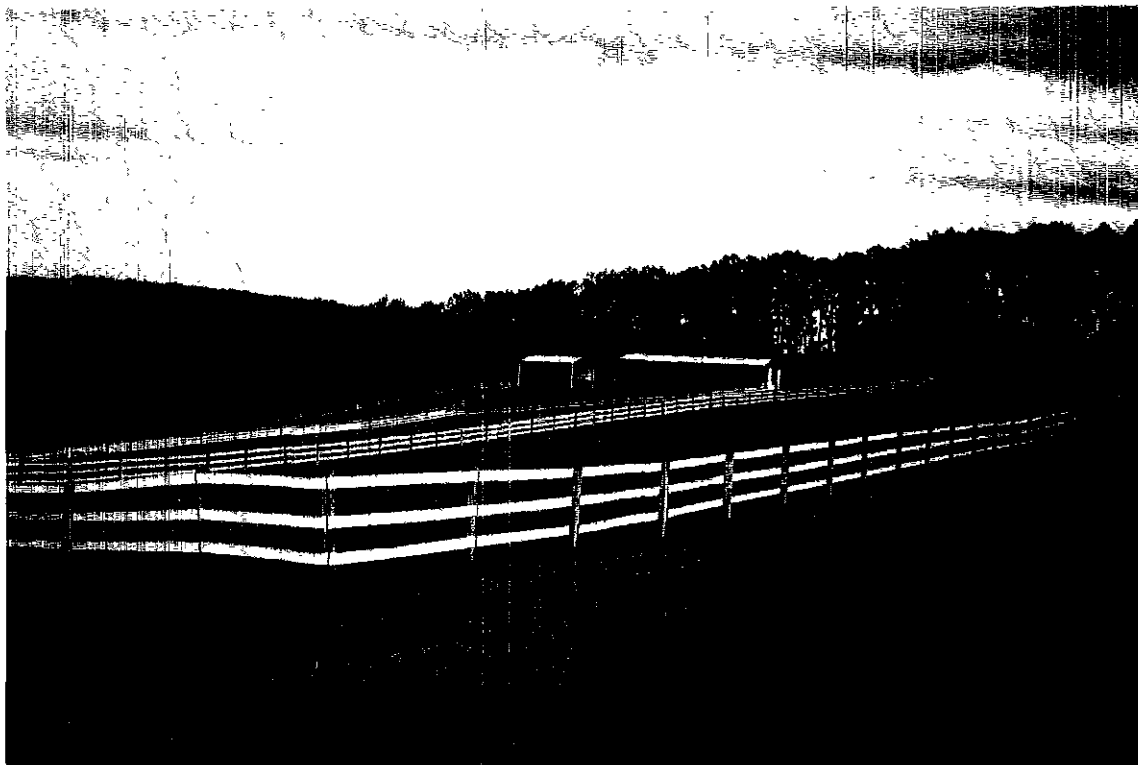


PASTURE 3

3F

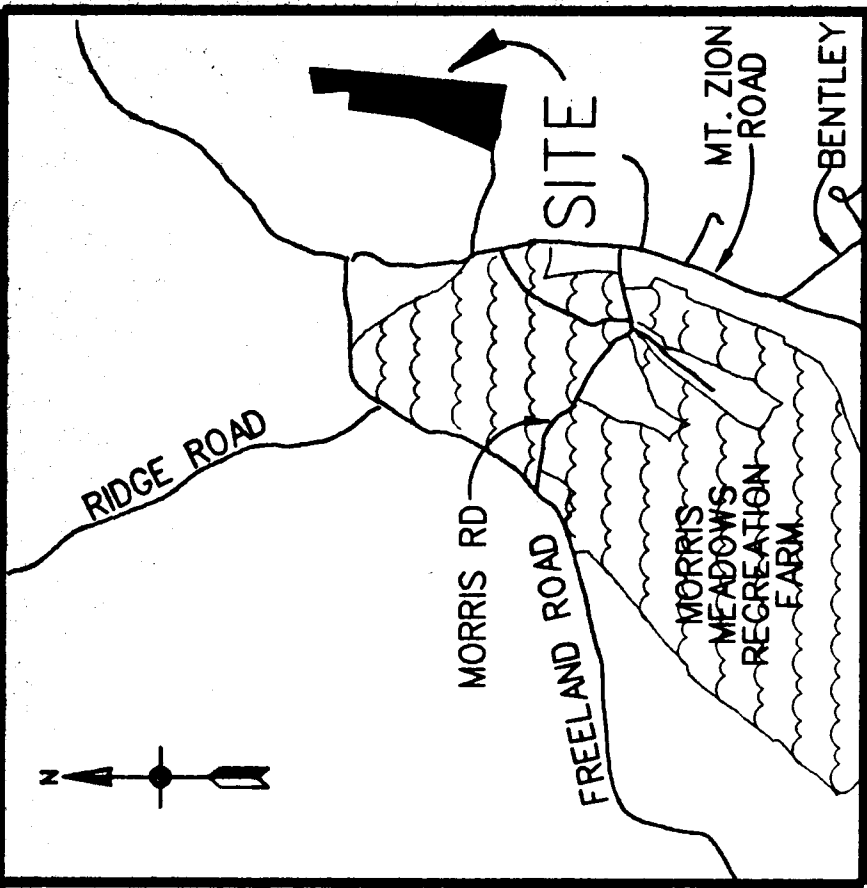
PASTURE 1

36



PASTURE 1 AND 2





VICINITY MAP
SCALE: 1"=2000'

NOTES:

1. ZONING: RC-2 (RESOURCE CONSERVATION, AGRICULTURAL)
2. LOT AREA: NET - 884,360 S.F. +/- 20.30 ACRES+
3. EXISTING USE: SINGLE FAMILY DWELLING AND HORSE STABLE
4. PROPOSED USE: SINGLE FAMILY DWELLING AND AGRICULTURAL AND HORSE STABLING ANDPASTURING
5. BUILDING SETBACKS:
FRONT - 75'
REAR - 35'
INTERIOR SIDE - 35'
79'
1829'
BUILDING AREA: 2,111 S.F.+ (DWELLING)
3,168 S.F.+ (12 HORSE STABLE)
768 S.F.+ (SHED)
6. PARKING:
N/A
SPECIAL HEARING: PRIVATE
UTILITIES: NONE
VARIANCES: NONE
SPECIAL EXCEPTION-SECTION 1401.2 C.2 TO ALLOW ANIMAL BOARDING(CLASS B).
7. ELECTION DISTRICT: 6
8. CONGRESSIONAL DISTRICT: 3
9. CENSUS TRACT: 4060
10. WATERSHED: 14
11. SUBWERSHED: N/A
12. DEED REFERENCE: 7196/817
13. PROPERTY ACCOUNT # 0602065426
14. TAX MAP 7, GRID 7, PARCEL 25
15. HEIGHT OF BUILDINGS: NOT TO EXCEED 35'.
16. NO. OF FLOORS: 2 (DWELLING)
17. ONLY 1 PRINCIPLE DWELLING IS LOCATED ON THE PROPERTY.
18. CRITICAL AREAS: N/A
19. HAZARDOUS MATERIALS: N/A
20. AMENITY OPEN SPACE: N/A
21. SIGNS: ALL EXISTING SIGNS TO REMAIN.
22. ZONING HEARINGS: NONE
23. ZONING MAP#: NW-37D
24. PROPERTY OWNER: JAMES AND SANDRA MCCANN
25. 20913 MT. ZION ROAD
26. FREELAND, MD 21053
27. COMMERCIAL PERMITS: NONE AVAILABLE ON COUNTY RECORDS.
28. NO PREVIOUS PERMITS FOR THIS PROPERTY.
29. NO FIRE HYDRANTS IN AREA WITHIN 200' OF THIS PROPERTY.
30. THERE ARE NO BUILDINGS WITHIN 200' OF THIS PROPERTY.

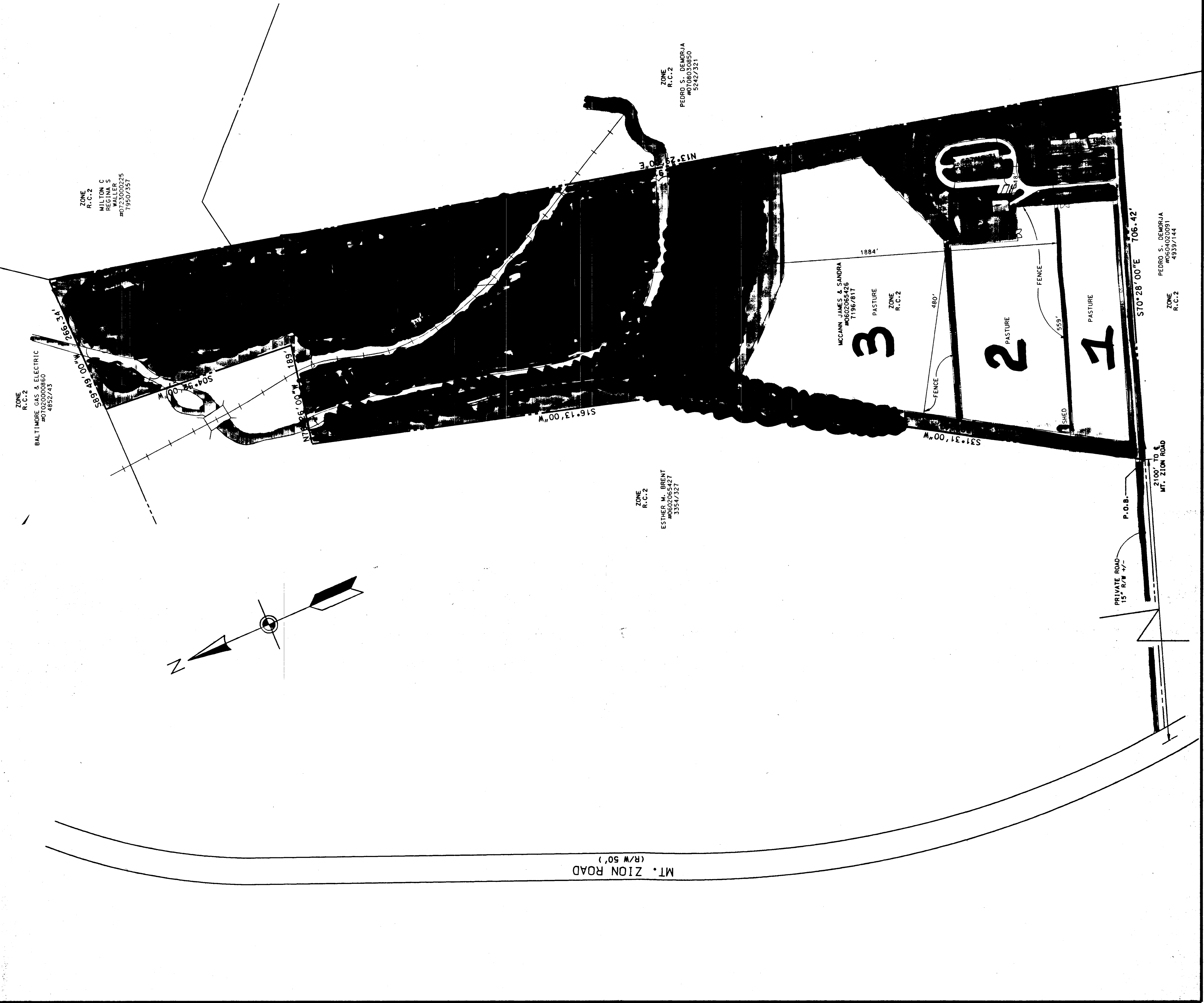
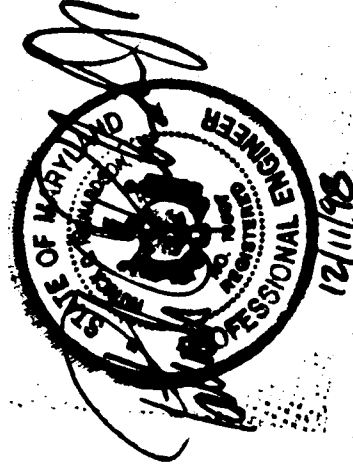
William Monk, Inc.
ENGINEERS - PLANNERS

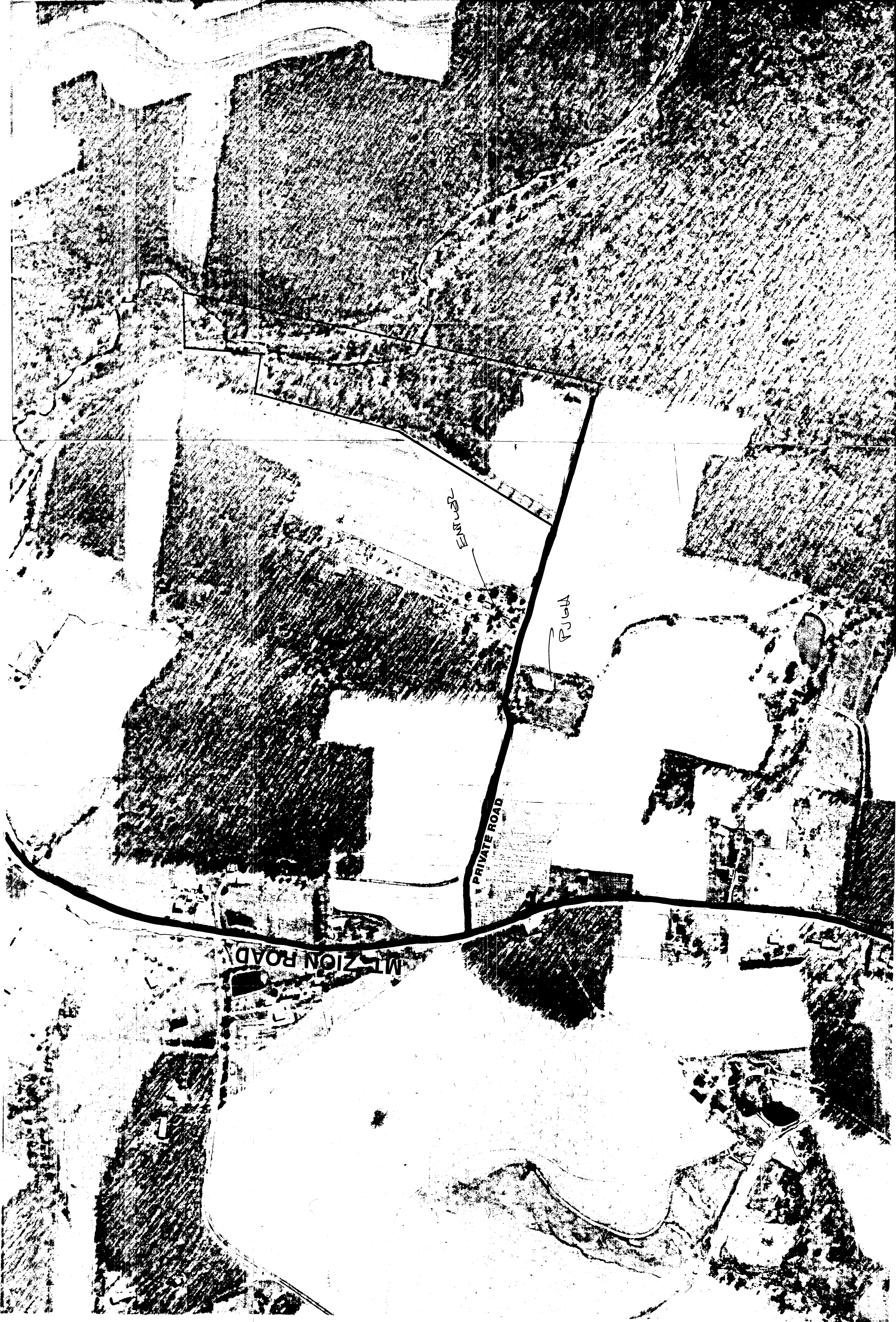
Courthouse Commons
222 Towson Road, Suite 210
Towson, Maryland 21204
Phone: 410-484-8281 Fax: 410-484-9903

PLAT TO ACCOMPANY
SPECIAL EXCEPTION
APPLICATION

20913 MT. ZION ROAD
BALTIMORE COUNTY,
MARYLAND

REVISIONS	12/19/98	DRAWN BY	SAD	DESIGNED BY	WPM	SCALE	1"= 100'
PETITIONER'S		DATE	10/19/98	JOB NO.	98-103	SHEET NO.	1 OF 1





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
DAR

SHEET
N.W.
37-D

PETITIONER'S OFFICE
EXHIBIT 4

PHOTOGRAPHICS, INC.
25461

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'	DAR	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986		37-D

RR-SW RR-SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

DATE OF REVISION

OFFICE
OF

EXHIBIT 2

